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Motion 4A  
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Motion

I MOVE that the Council adopt the following recommendations relative to the matter of the *PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT for an analysis of the impacts and implementation of Senate Bill (SB) 79 (Wiener), including the results of a modeling analysis and options for upzoning and temporary delayed effectuation, Item No. 4 on today's Council agenda (C.F. 25-1083)*:

INSTRUCT the Department of City Planning, with the assistance of the City Attorney, to prepare and present the ordinances, findings, maps, and related implementing documents necessary to proceed with Option 1, subject to the following directives:

1. IMMEDIATELY COMMENCE work on a City of Los Angeles Local Alternative Transit Oriented Development (TOD) Plan (Alt Plan) authorized by Government Code Section 65912.161(a), and to transmit to the Planning and Land Use Management Committee a preliminary framework and work plan within 90 days of adoption of this Motion, including: a proposed scope of work; a community engagement strategy; a methodology for matching density commitments to infrastructure capacity by station area; framework to ensure that zoning capacity required under SB 79 is maintained within each TOD zone or Community Plan Area; and an anticipated timeline for plan completion and adoption prior to expiration of the delayed effectuation window.
2. INSTRUCT the Department of City Planning to proceed with Option 1, the CT Expansion across all 55 Opportunity Stations, as the City's SB 79 implementing approach, as described in the Department of City Planning report dated February 18, 2026. This code amendment shall expand the incentive opportunities for higher density on single-family and low-density zoned parcels that are located in Opportunity Stations and in higher and moderate opportunity sites ineligible for delay within Transit Oriented Development zones and areas citywide to facilitate local implementation of SB 79, explicitly excluding HPOZs.
3. INSTRUCT the Department of City Planning to delay the effectuation of SB 79 citywide, as explicitly allowed by the SB 79 enacting statute (California Government Code Section 65912.161(b)), through the initiation of a Delayed Effectuation Ordinance for adoption prior to June 30, 2026. This ordinance shall apply to all eligible criteria, including:
  - o Lower resource areas
  - o Very High Fire Hazard Severity Zones (VHFHSZ)

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- Sites and stations meeting capacity requirements
- Local historic resources
- Sea Level Rise Areas
- Industrial Employment Hubs
- Sites more than a one-mile walking distance from a station;

PRESENTED BY

  
BOB BLUMENFELD,  
Councilmember, 3rd District

  
KATY YAROSLAVSKY  
Councilwoman, 5th District

SECONDED BY: \_\_\_\_\_



**ORIGINAL**

